



Project open house meeting

City project numbers:

- 10521 – Glenwood Avenue Resurfacing

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Leading the way as a prosperous diverse regional community
•Responsive •Efficient •Greater Good •Innovative •Open •Neighborly

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Introductions

- Mikayela Munson– Engineering Technician
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- Michael McCarty – Project Engineer
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Project success

- Our plan for project success begins now. When citizens and city staff work together, we can build a relationship to take this project successfully to completion through suggestions, assistance and good communication.

Why project work is needed

- Glenwood Avenue was constructed between the 1970's and the 1990's. The pavement is experiencing accelerated deterioration, especially in the curves, due to unanticipated traffic growth.
- Cold Inplace Recycling (CIR) and cement stabilization is ideal for a road or street that has been patched and filled so many times that they've reached the end of their useful lives. The recycled base is stronger, more even and more moisture resistant than the original roadbed, promising lower maintenance for the new road.

The life of a project

- **Where it all begins**
 - cold milling
- **Return streets to drivability**
 - pavement reclamation
 - storm drainage and curb repairs
 - rough grading
 - cement stabilization and compaction
- **Finishing touches**
 - Fine grading and paving
 - Sidewalk installation and boulevard restoration

Cold milling

- Old asphalt and base materials are pulverized by the cold milling machines into a “black gravel.”



Pavement reclamation

- Excess pulverized material will be reclaimed and sent to the asphalt plant to be recycled.
- This excess material must be removed to make room for the new bituminous surfacing.



Storm drainage and curb repairs

- Only minor storm drain repairs to in-place catch basins and curb are required on this project.



Rough grading

- Rough grading will be performed concurrently with minor storm drainage and curb repairs.



Cement stabilization

- The remaining pulverized material, “black gravel,” is now mixed with water and cement and finally compacted to produce a foundation for the new roadway surface.



Fine grading and paving

- The base is now ready to be fine graded and paved.



Boulevard restoration

- Minor boulevard restoration will be required as part of this project.



Project schedule

2016

February 11	Call for hearing
March 03	Informational meeting with residents
March 14	Project feasibility hearing
April 11	Advertise for bids
April 11	Preliminary assessment hearing
May 12	Bid opening
May 24	Award bids
June 06	Begin construction
August 19	Final completion

2017

Repayment of assessments begins

Project costs

Estimated project costs

Hoffman Road Resurfacing	<u>\$1,070,444.00</u>
Total cost	\$1,070,444.00

Special assessments	\$ 177,717 (17%)
MSAS maintenance	\$ 793,623 (74%)
Water utility funds	\$ 1,790 (1%)
Stormwater Funds	<u>\$ 97,313 (9%)</u>
Total funds	\$ 1,070,444.00

Cost share

Residents	17%
City	83%

Special assessments

- **One item is shown on each assessment roll:**
 - Street
 - Sidewalk
- **Additional items can be added to assessments.**

2013 MANUAL OF
ASSESSMENT STANDARDS
FOR THE
CITY OF MANKATO

Adopted by
CITY COUNCIL
OF
MANKATO, MINNESOTA
April 24, 1989
Latest Revision: December 2012

Prepared by
The Engineering Department

Special assessments

- The resurfacing project assessments are proposed at the 2016 rate of \$41.50 per foot for residential and \$61.50 per foot for commercial property abutting the project.
- Methods used to determine property owners proposed assessments:
 - straight frontage
 - corner credit
 - offset measurement

Special assessments

Straight frontage

- The simplest assessment method used for an interior lot not on a corner is multiplying front footage by the rate.



The left lot has 100 feet of frontage. In this case the street assessment is:

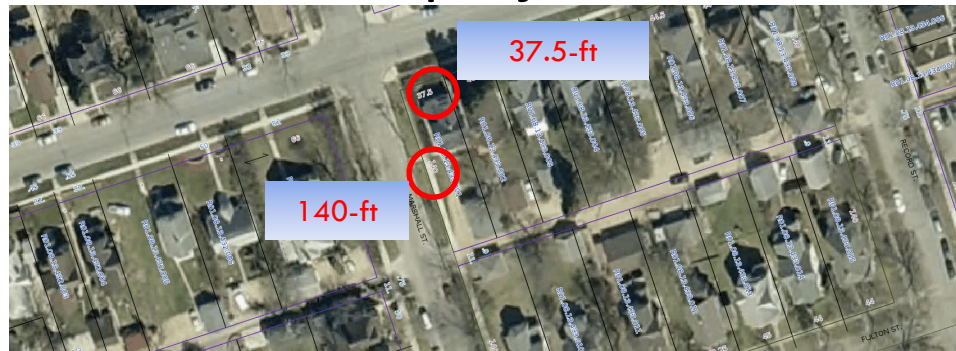
$$100 \text{ feet} \times \$41.50 \text{ per foot} = \$4,150.00$$

Frontage information is from the Blue Earth County property information System.

Special assessments

Corner credits

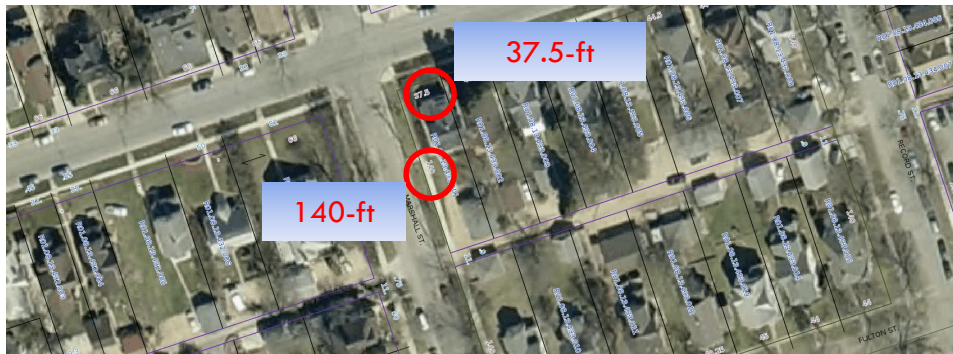
- When frontage on two adjacent streets abuts a project, the lot's longest side receives corner credit if it abuts the project.



In this example, the property's longest side is 140 feet and will receive the corner credit.

Special assessments

Corner credits



Properties can receive a credit of one third of its length (up to 120 feet).

In this example, once the credit is applied, only 60 feet will be assessed:

$$60 \times \$41.50 \text{ per foot} = \$2,490.00$$

How the assessment was calculated:

Determine the excess length of longest side over 120 feet	(140 – 120)	20 feet
Determine one third of length up to 120 feet	120/3	+ <u>40 feet</u>
Add to determine amount assessed on longest side		60 feet

Total frontage assessed

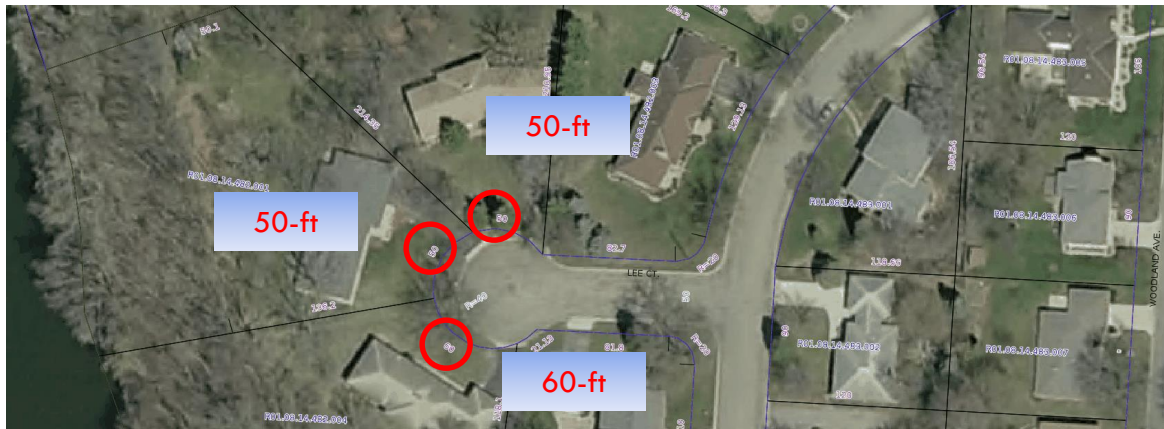
60 feet

If a project abuts the long and the short side of a property, the short side would be added to the previous calculation and multiplied by the assessment rate.

Special assessments

Offset measurement

- Offset measurements are used on irregularly shaped lots which are normally located on a cul-de-sac. In this type of measurement, the lot line is offset 40 feet parallel to the front line, making the dimension larger.



Property owners with offset measurements should contact the city engineer to go over assessments individually.

Additional assessment items

- Complete driveway replacement
- Out walk replacement
- Process
 1. Obtain a petition form from the engineering department.
 2. Have the work completed.
 3. Submit contractor bill and signed assessment form to the engineering department.
 4. The city will pay the bill and add the cost to a final assessment.
 5. Property owners (not the contractor) need to complete and submit petition forms.

Special assessments

Levies and hardship deferrals

- Project assessments are scheduled to be levied in the fall of 2016 over a 5-year period beginning with the first half of 2017 property taxes.
- If a total assessment is more than \$5,000, residents may have it levied over a 10-year period. To do so, write a letter indicating the desire to do this and send it to the engineering department. Staff will note this on the final assessment.
- Property owners may apply for a hardship deferral if they are:
 - The property owner of homesteaded property and will be over 65-years-old prior to adoption of the final assessments for whom it would be a hardship to make the payments.
 - The property owner of homesteaded property who is retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments.
 - a member of the National Guard or military reserves ordered to active duty, for whom it would be a hardship to make the payments.
- Interest does accrue on deferred assessments and Blue earth County does charge to remove the deferral.
- Deferral requests, or changing to a 10-year assessment period need to be applied for on or before the April 11, 2016 preliminary assessment hearing.

The next steps

- Informal meetings will be held prior to the project's start to discuss project phases and details once a contractor is selected.

Help us help you

- If there is helpful information unique about the neighborhood, please share it with us so it can be incorporated into the plan, or addressed by a city staff member.
- If there are any questions, or suggestions, please let engineering staff know.